

MOUNT EVERETT ACADEMY  
STABILIZATION AND ADA IMPROVEMENTS

**ADDENDUM TWO**

December 1, 2021

to

**CONTRACT DOCUMENTS**

for

**MOUNT EVERETT ACADEMY/EGREMONT FREE LIBRARY  
SOUTH EGREMONT, MASSACHUSETTS**

**ISSUED BY**

**EVELYN COLE SMITH ARCHITECTS, LLC**

This addendum modifies, amends and supplements designated parts of the Contract Documents dated October 7, 2021 for the project identified as MOUNT EVERETT ACADEMY/EGREMONT FREE LIBRARY STABILIZATION AND ADA IMPROVEMENTS PROJECT, and is hereby made a part thereof by reference and shall be as binding as though inserted in its entirety in the locations designated. It shall be the responsibility of each Bidder to notify all subcontractors and suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum. No claims for additional compensation due to the lack of knowledge of the contents of this Addendum will be considered.

**CLARIFICATIONS**

1. As stated at the Pre-bid meeting, the crawlspace is inaccessible except by a small hatchway, at present. Photographs of the crawlspace and two structural engineering reports are attached to this addendum for your reference. Until such time as the flooring is removed which may uncover unforeseen conditions, the scope of work is as defined on the drawings. A detail of an acceptable fix for joist/beam connections has been attached herein to assist in defining the level of effort required to remediate deteriorated joint conditions.

**QUESTIONS AND RESPONSES**

1. **Question:** Please provide a site plan showing the extent of concrete walks, paving and septic tank.  
**Response:** See attached site plan SK-1.
2. **Question:** Please confirm that a DCAMM – General Building Certification is acceptable, and not a historic restoration contractor certification?  
**Response:** A Historic Restoration Contractor Certification is not required.
3. **Question:** Please confirm that the owner will supply a builder's risk policy (including all historic valuables) for this project?  
**Response:** Yes, the Town will provide this policy.
4. **Question:** Has there been a hazardous material assessment (both asbestos and lead paint) done on this project?  
**Response:** No. Painted surfaces should be handled with lead safe practices. It is not anticipated that asbestos will be encountered in the work areas.
5. **Question:** Please confirm that all books will be removed prior to construction.  
**Response:** Books in the work areas will be removed by the Library and stored in a Pod on site. Books not removed will be protected by the Library.

MOUNT EVERETT ACADEMY  
STABILIZATION AND ADA IMPROVEMENTS

6. **Question:** Please provide a detail of the propane tank pad.  
**Response:** The existing precast concrete pads may be reused in the new location. The existing screen enclosure should also be relocated to the new location.
7. **Question:** Is there a specification for toilet accessories?  
**Response:** Please use the following with Bobrick as the Basis of Design, or as otherwise noted.
- A. Toilet Tissue (Roll) Dispenser:  
Basis-of-Design Product: Bobrick B-685.  
Description: Single roll dispenser  
Mounting: surface mounted on wall.  
Operation: Noncontrol delivery with theft-resistant spindle.  
Capacity: Designed for one, 4-1/2- or 5-inch- diameter tissue roll.  
Material and Finish: Stainless steel, No. 7 finish.
- B. Paper Towel (Folded) Dispenser:  
Basis-of-Design Product: Bobrick B-262.  
Mounting: Surface mounted.  
Minimum Capacity: 400 C-fold or 525 multifold towels.  
Material and Finish: 18/8 type 304 Stainless steel, No. 4 finish.  
Lockset: Tumbler type.  
Refill Indicators: Pierced slots at sides or front.
- C. Grab Bar: Locations as shown in the drawings  
Basis of Design: Bradley 8122  
Mounting: Flanges with concealed fasteners.  
Material: Stainless steel, 0.05 inch thick.  
Finish: Smooth, No. 4 finish (satin) on ends and slip-resistant texture in grip area.  
Outside Diameter: 1-1/2 inches.  
Configuration and Length: As indicated on Drawings.
- D. Mirror Unit:  
Basis of Design: Bradley B2908-1830  
Frame: Stainless-steel channel.  
Glass: 1/4" tempered.  
Corners: Manufacturer's standard.  
Hangers: Produce rigid, tamper- and theft-resistant installation, using method indicated below.  
One-piece, galvanized-steel, wall-hanger device with spring-action locking mechanism to hold mirror unit in position with no exposed screws or bolts.  
Size: 18" wide x 30" high
- E. Robe Hook: On toilet room door interior  
Description: Double-prong unit.  
Material and Finish: Stainless steel, No. 4 finish (satin).
8. **Question:** Is there a detail on how to repair the attic truss members?  
**Response:** The eastern attic truss brace was partially removed and should be replaced with sistered 2 x 8 Douglas fir members, through bolted to the lower partial brace and at the upper vertical member. Consider the length of the missing element to be 12' for the purpose of bidding. See photo below.

MOUNT EVERETT ACADEMY  
STABILIZATION AND ADA IMPROVEMENTS



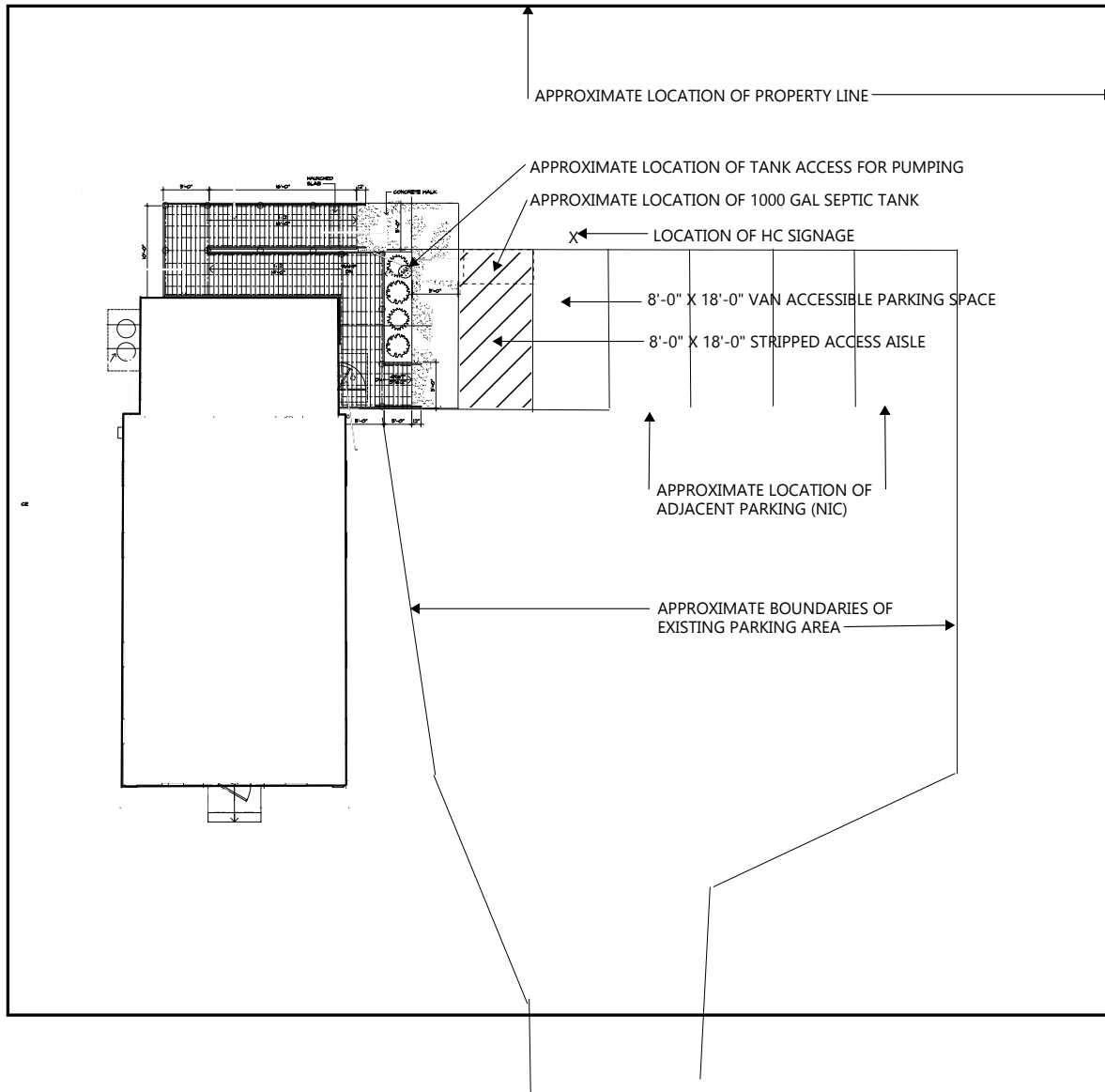
Figure 1: Attic Photo showing brace to be repaired.

9. **Question:** In division 9 it specifies using Armstrong Standard Excelon VCT and Aladdin Commercial Carpet. In the finish schedule on the drawings, it outlines hardwood and sheet vinyl to be used. Which should we follow for pricing?  
**Response:** Please disregard the 12 x 12 VCT specification in Section 09650. The toilet room floor is intended to be (sheet) vinyl plank as shown on the finish schedule. The new raised floor area is to be  $\frac{3}{4}$ " wood flooring as specified in the finish schedule. The carpet specification Section 09680 relates to Add Alternate One, carpet replacement in the main library.
10. **Question:** Please provide a detail of the timber sill replacement per the unit price list.  
**Response:** See Attached SK-2.
11. **Question:** Please provide photographs of underfloor conditions.  
**Response:** See attached photographs of underfloor conditions.
12. **Question:** Is testing of mortar and concrete required?  
**Response:** Delete references to mortar and concrete testing. Testing is not required.

**ATTACHMENTS**

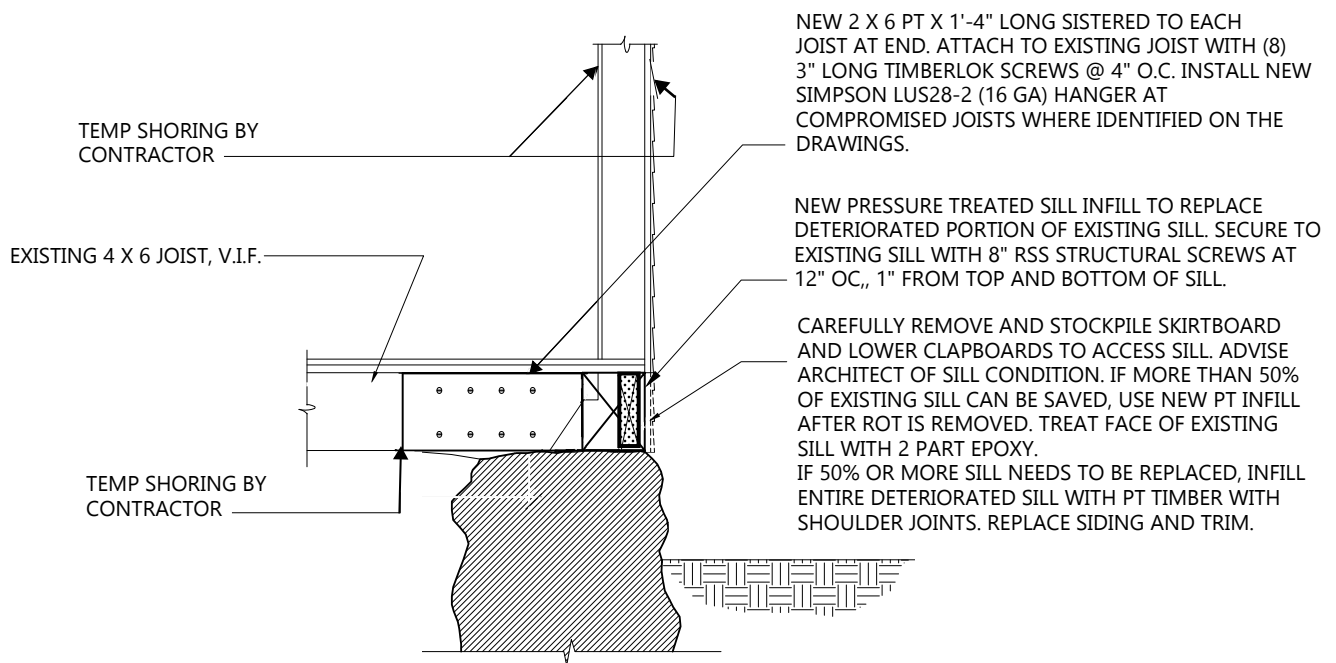
1. SK-1: Site plan sketch.
2. SK-2: Timber sill replacement detail.
3. Belfry and Crawlspace photos

END OF ADDENDUM TWO



**A** SITE PLAN SKETCH

NOT TO SCALE



A

## SILL REPLACEMENT DETAIL / JOIST REINFORCEMENT DETAIL

NTS





Belfry Interior – looking up to underside of Roof



Belfry Interior



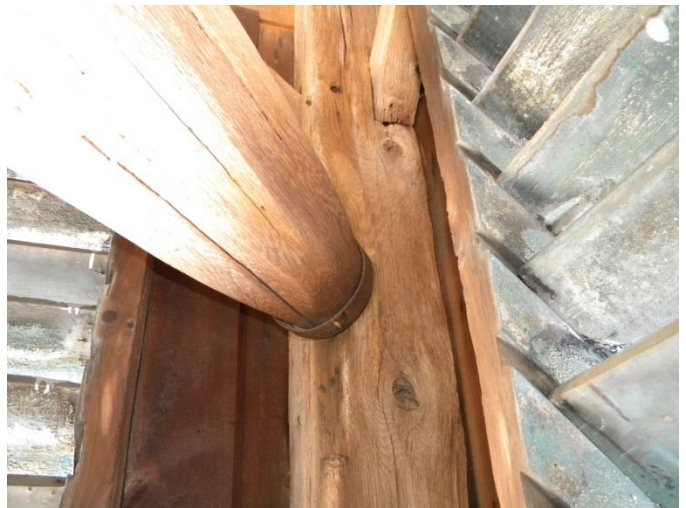
Bell and support framing



Bell and support framing



Bell Wheel



Bell Support Framing and Belfry Corner Post





Belfry Post and Louvers



Belfry Corner Post and Louvers



Belfry Post Base



Belfry Post Base



Belfry underside



Belfry underside





Typical Roof Framing in Attic



Typical Roof Framing in Attic



Crawlspace



Crawlspace

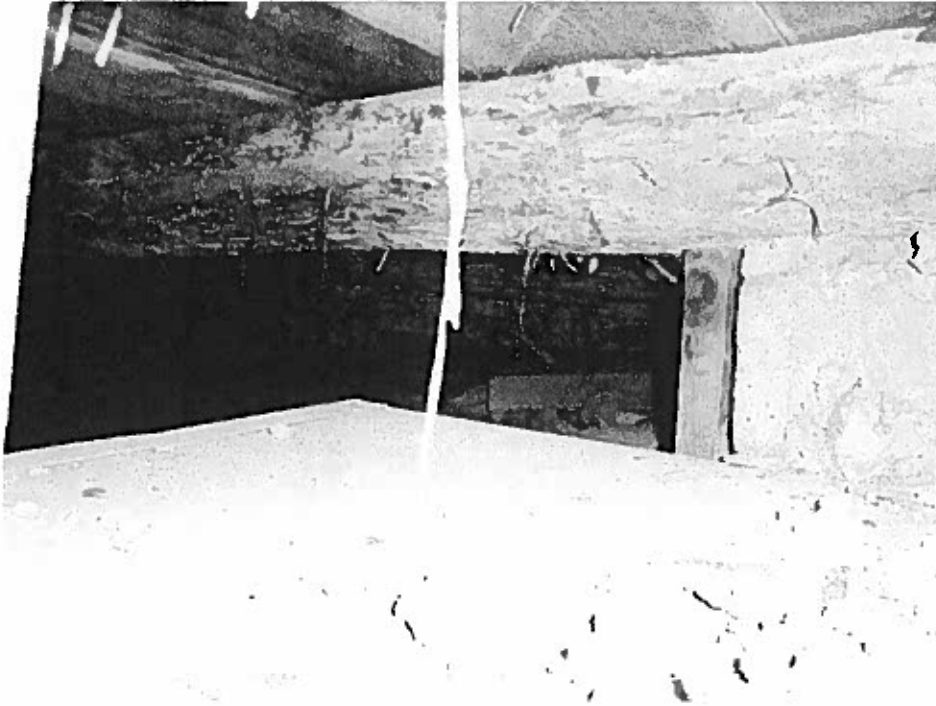


Crawlspace



Crawlspace





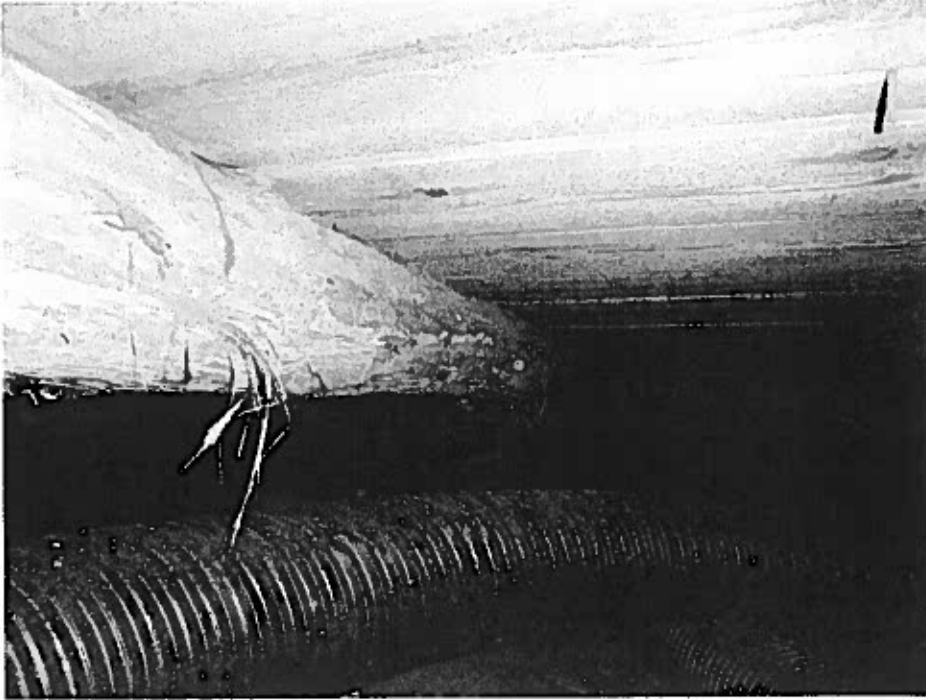
Underside of flooring system at east end of building. Hand hewn floor joist, decking above. Note support at east end of joist.

Looking northwest



Underside of flooring system at east end of building. Hand hewn floor joist supported by beam, decking above. Heating duct temporarily removed.

Looking west



Underside of flooring system at east end of building. Hand hewn floor joist, decking above. Beam and pier in background. Heating duct in foreground has been temporarily removed.

Looking west



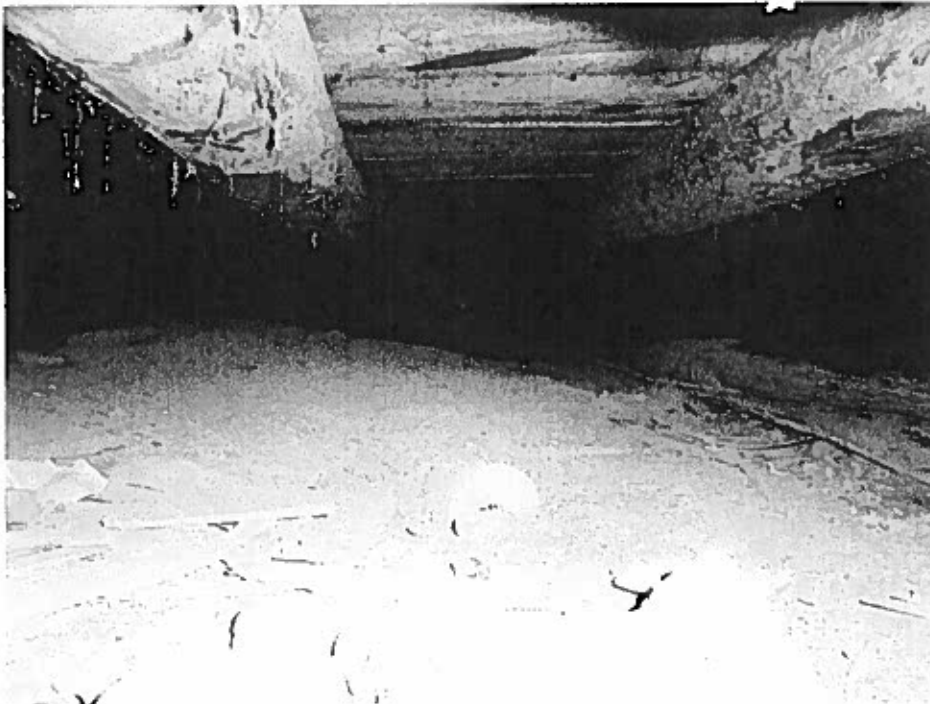
Underside of flooring and support pier at east end. Pier is at approximate mid-span of beam.

Looking west



Underside of flooring system and west pier. Pier is under center of west beam.

Looking south



Underside of flooring system at west end of building. Hand hewn floor joists, decking above. East side of west beam.

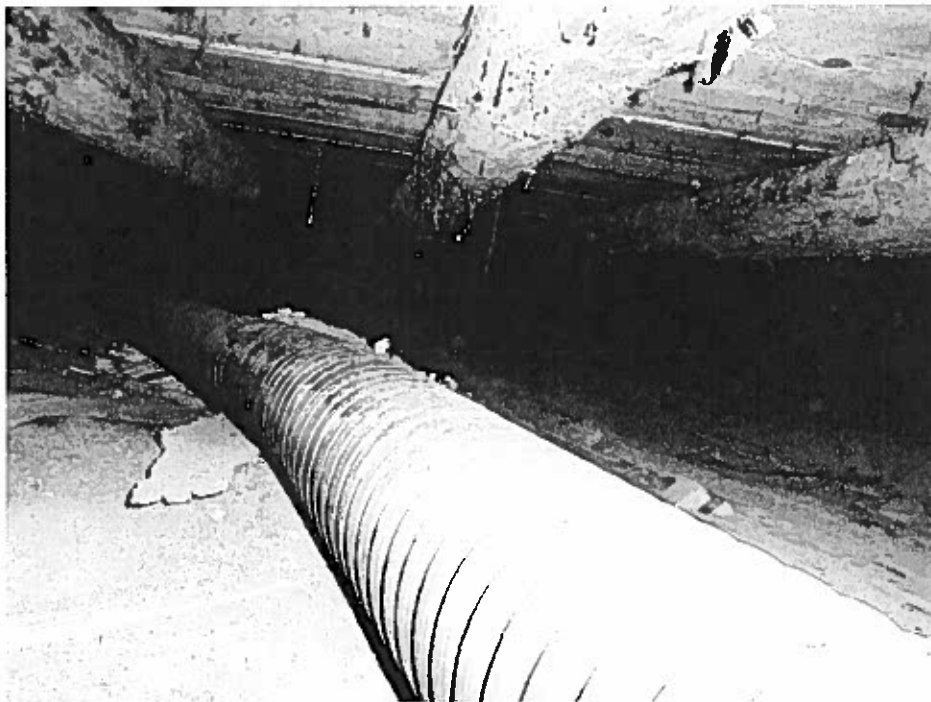
Looking east





Underside of flooring system at west end of building. Hand hewn floor joist, decking above. Note delamination of floor joists.

Looking southeast



Underside of flooring system at west end of building. Heating duct is in foreground.

Looking east

## **Egremont Free Library**



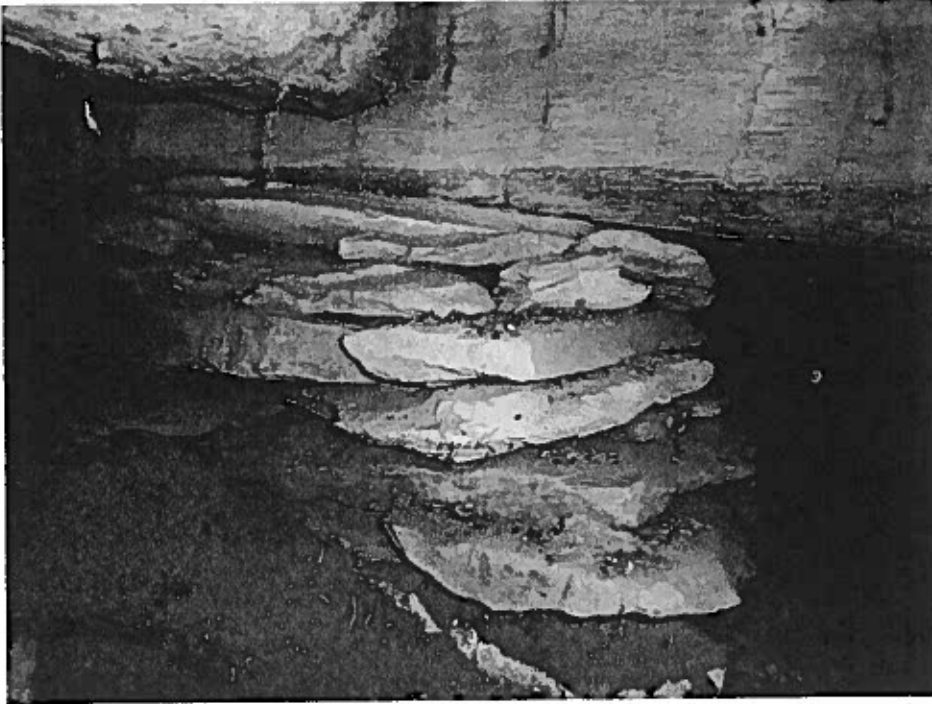
**Underside of flooring system at west end. Note delamination of floor joist members.**

**Looking southeast.**



**Underside of flooring system at west end. Hand hewn floor joists, decking above. South side of west beam, south foundation wall beyond.**

**Looking south.**



Underside of flooring system; west pier at center of west beam. Note differential settlement of field stones.

Looking northeast.



Underside of flooring system at west pier supporting west beam.

Looking northeast